



Erie County Housing Resource Page Information for Tenants/Landlords/Homeowners

FOR TENANTS/LANDLORDS:

- No evictions will be carried out in NY State until August 20
- No utilities will be shut off during the coronavirus crisis
- Utility bills are still due
- TENANTS WILL STILL OWE RENT
- If tenants have the ability to pay rent, do it
- Tenants can still be evicted for nonpayment when the crisis ends if they fall behind now
- If a landlord tries to force a tenant out, the tenant should call HOME at 854-1400 or Neighborhood Legal Services at 847-0650
- If a landlord locks out a tenant, call 911
- Landlords cannot discriminate against or evict a tenant because the tenant, or someone the tenant lives with, has contracted or had COVID-19, or the landlord thinks that the tenant has or had COVID-19.
- Landlords cannot participate in "rent gouging," by increasing rent in order to capitalize on the crisis. If you have a current lease, your landlord cannot increase your rent until it expires. For market rate tenants whose lease is expiring or are month-to-month tenants, your landlord must provide you with advance written notice of any rent increases above 5 percent.
- Landlords cannot withhold essential services over failure to pay rent (i.e. heat, electricity, hot water)
- If a tenant cannot pay rent, the landlord cannot evict them
- The landlord should not try to force them out—this is an illegal eviction
- Illegal evictions are misdemeanors in NY and subject to fines up to \$10,000

FOR HOMEOWNERS

- Foreclosures for all mortgages are suspended
- For further information regarding possible foreclosures or for homeowners who are having difficulty paying their monthly mortgage contact Neighborhood Legal Services at 847-0650

*Additional Information regarding landlord/ tenant / homeowner rights during the pandemic:
<https://www.belmonthousingwny.org/wp-content/uploads/2020/06/COVID19-Resource-Guide-2020-6-11.pdf>

*Governors March 20 Executive Order Continuing Temporary Suspensions and Modification of Housing Laws Relating to the Covid-19 pandemic:

https://www.governor.ny.gov/sites/governor.ny.gov/files/atoms/files/EO_202.8.pdf

*Governors May 7th Executive Order Continuing Temporary Suspensions and Modification of Housing Laws Relating to the Covid-19 pandemic:

<https://www.governor.ny.gov/sites/governor.ny.gov/files/atoms/files/EO202.28.pdf>

For other questions or information regarding housing issues contact Housing Opportunities Made Equal (HOME) at 854-1400 or Belmont Housing Resources at 884-7791.